



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DONALD L. WOLFE, Director

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File

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

October 31, 2005

IN REPLY PLEASE
REFER TO FILE: LD-1

Mr. Felix Coto
5455 Wilshire Boulevard, No. 1017
Los Angeles, CA 96003

Dear Mr. Coto:

**1051 BONNIE BEACH PLACE
ASSESSOR'S MAP BOOK NO. 5227, PAGE 9, PARCEL 3
ROAD RIGHT-OF-WAY WAIVER REQUEST**

We have reviewed your request to reduce the future right-of-way width required on the Bonnie Beach Place for the subject property.

The existing road right-of-way width on the Bonnie Beach Place is 30 feet, with a planned right-of-way width of 54 feet. At the subject location, under current County standards, we would require an additional 12-foot-wide strip for the Bonnie Beach Place.

However, due to the limited building setback of the neighboring properties and the future development patterns of the surrounding neighborhood, we recommend that the required width of the Bonnie Beach Place be reduced to 40 feet. This means an additional 5-foot-strip of future road dedication is required for the Bonnie Beach Place.

A copy of this letter has been sent to our Building and Safety Division (East Los Angeles District Office) and the Department of Regional Planning.

A modification to your building setback of the subject property may be required. You may request a building setback modification from the Department of Regional Planning. For more information, please contact Mr. Sorin Alexanian of the Department of Regional Planning at (213) 974-6470.

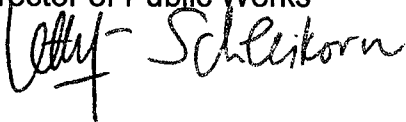
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If you have any questions or require additional information, please contact Mr. Ruben Cruz at (626) 458-4910.

Very truly yours,

DONALD L. WOLFE
Director of Public Works



LETTY SCHLEIKORN
Subdivision Management Section
Land Development Division

RC:ca
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cc: Department of Regional Planning (Sorin Alexanian)

bc: Building and Safety (East Los Angeles)
Mapping & Property Management (Engineering)